

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FRANKLIN ST, ARLINGTON

## OWNERSHIP

Owner 1:	HAIBLE JOHN &			
Owner 2:	GIACOMA-BOTTALAT ANNA			
Owner 3:				
Street 1:	74 FRANKLIN STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	HABIF JONATHAN -		
Owner 2:	SPOMER MICHELLE L -		
Street 1:	74 FRANKLIN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1870, having primarily Clapboard Exterior and 2122 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

879,200 /

879,200 /

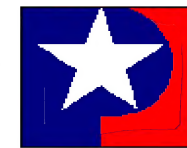
879,200 /

Total Parcel

**879,200**

**879,200**

**879,200**



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	154095
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
12/4/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	879,200			879,200		154095
							GIS Ref
							GIS Ref
Total Card	0.000	879,200			879,200	Entered Lot Size	GIS Ref
Total Parcel	0.000	879,200			879,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		414.33	/Parcel: 414.33	Land Unit Type:	07/10/10

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	879,200	0	.		879,200		Year end	12/23/2021
2021	102	FV	853,200	0	.		853,200		Year End Roll	12/10/2020
2020	102	FV	840,300	0	.		840,300	840,300	Year End Roll	12/18/2019
2019	102	FV	742,500	0	.		742,500	742,500	Year End Roll	1/3/2019
2018	102	FV	656,000	0	.		656,000	656,000	Year End Roll	12/20/2017
2017	102	FV	597,600	0	.		597,600	597,600	Year End Roll	1/3/2017
2016	102	FV	459,700	0	.		459,700	459,700	Year End	1/4/2016
2015	102	FV	424,500	0	.		424,500	424,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	N - NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1870	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	62 - 7020

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM	s: 6			BR	s: 3		Baths: 2		HB		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.14481616
Const Adj.:	1.00999999
Adj \$ / SQ:	352.661
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1080100
Depreciation:	200899
Depreciated Total:	879201

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	0
<b>Totals</b>				
1		6	3	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 046.H-0001-0074.0

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,122	352.660	748,340
Net Sketched Area:		2,122	Total:	748,340
Size Ad	2122 Gross Area	2122	FinArea	2122

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
46						
46						
22						

## IMAGE

**AssessPro** Patriot Properties, Inc

